

Planning Justification Report

73 & 79 Sideroad 19

Wrightshaven Homes Limited

Township of Centre Wellington

Zoning By-law Amendment

November 2024



Planning Justification Report

73 & 79 Sideroad 19

Zoning By-law Amendment

Township of Centre Wellington

November 2024

Prepared for:

Wrightshaven Homes Limited
925 Gartshore Street
PO BOX 130
Fergus, Ontario
N1M 2W7

Prepared by:

GSP Group Inc.
72 Victoria Street South, Suite 201
Kitchener, Ontario
N2G 4Y9



Contents

1.	Introduction.....	3
1.1	Overview	3
1.2	Purpose and Scope.....	4
2.	Site Overview and Context	5
2.1	Site Location and Description	5
2.2	Surrounding Uses and Context.....	5
2.3	Previous Public Consultation	6
3.	Proposed Development	8
4.	Planning Policy Overview	9
4.1	Ontario Planning Act.....	9
4.1.1	Matters of Provincial Interest.....	9
4.1.2	Policy Statements and Plans.....	12
4.2	Provincial Planning Statement (2024).....	12
4.2.1	Planning for People & Homes	13
4.2.2	Housing.....	13
4.2.3	Sewage, Water and Stormwater.....	14
4.2.4	Water	16
4.2.5	Wise Use and Management of Resources	17
4.4	Wellington County Official Plan.....	18
4.4.1	Allocating Growth	18
4.4.2	Housing.....	18
4.4.3	Source Water Protection	19
4.4.4	Primary Urban Centres.....	19
4.5	Township of Centre Wellington Official Plan	22

4.5.1	Housing.....	22
4.5.2	Municipal Servicing	23
4.5.3	Stormwater Management	24
4.5.4	Natural Heritage	24
4.5.5	Community Design	24
4.5.6	Residential	27
4.6	Township of Centre Wellington Urban Design Guidelines.....	29
4.6.1	Roadways	30
4.6.2	Sidewalks	30
4.6.3	Planting	30
4.6.4	Lighting	30
4.6.5	Parking and Garages	31
4.6.6	Building Style	31
4.6.7	Building Proportions, Scale and Placement.....	31
4.7	Township of Centre Wellington Zoning By-law.....	32
5.	Proposed Application.....	39
6.	Supporting Studies	40
6.1	Environmental Impact Study.....	40
6.2	Tree Preservation Plan.....	41
6.3	Geotechnical Report.....	41
6.4	Functional Servicing and Stormwater Management Report	42
6.5	Hydrogeological Study.....	42
6.5.1	Hydrogeological	43
6.5.2	Water Balance Assessment	43
7.	Public Consultation Considerations	45
8.	Conclusion.....	46

1. Introduction

1.1 Overview

GSP Group (“**GSP**”) has been retained by Wriighthaven Homes Limited (the “**Owner**”) to coordinate the preparation and submission of a Planning Justification Report in support of a Zoning By-law Amendment Application (the “**Application**”) for the property legally referred to as Part of Part Lot 10, Registered Plan 71 in the Township of Centre Wellington within the County of Wellington and municipally known as 73 & 79 Sideroad 19, Fergus (the “**Site**”) (see **Figure 1**).

The Site is identified within the “Primary Urban Centre” and built boundary of Fergus according to Schedule A-1 of the County of Wellington Official Plan. The Site is further designated “Primary Urban Centre” on Schedule B-1 in the County of Wellington Official Plan. No Greenland features are currently mapped. The Site is located within the built boundary and designated “Residential” according to Schedule A-1 of the Township of Centre Wellington Official Plan. The Site is currently zoned “Residential (R1A)” and Environmental Protection (EP) with an Environmental Protection Overlay according to Map 71 of the Township Zoning By-law No. 2009-045.

The purpose of the Application is to facilitate the development of 1 single-detached dwelling, 4 semi-detached dwellings for a total of 8 units, 2 cluster townhouse buildings containing 6 units each, and associated amenity area, visitor parking, and a stormwater management facility. The proposal will also retain the existing house located at 73 Sideroad 19. Therefore, the total number of dwelling units being proposed on the Site is 22 (the “**Proposed Development**”). The current zoning on the Site will not facilitate the Proposed Development, therefore, a Zoning By-law Amendment is required.

The Application proposes to rezone the Site from the current ‘Residential’ R1A to a site-specific ‘Residential’ R3 zone to recognize the single detached, semi-detached and townhouse dwelling types as permitted uses, and propose site specific provisions to facilitate the various unit types. The site-specific provisions are discussed in more detail in section 4.6 of this Report. The Environmental Protection (EP) Zone would be refined to reflect the variable 10 m buffer added the wetland present on the property. The Proposed Development will require a future Draft Plan of Condominium Application (Common Element) for the shared facilities within the Site including, but not limited to the private right-of-way, amenity area, visitor parking and the stormwater management facility. The individual lots will then be created through Part Lot Control. The Draft Plan of Condominium will be submitted after zoning is approved for the Site. A Site Plan Application has been submitted currently with the proposed Application.



Site Location
Source: Google Earth (2022)

Figure
1

1.2 Purpose and Scope

A pre-consultation meeting for the Zoning By-law Amendment, Site Plan and Draft Plan of Condominium was held on September 27, 2023. The Township identified a Planning Justification report as a requirement of a complete application. The Planning Justification Report has been prepared in support of the proposed Application. To this end, the Report has been structure to provide:

- A description of the Site, its existing physical conditions, and its context within the surround community.
- An overview of the relevant planning policy and regulations that affect the proposed planning application, including Provincial, County, and local policies, regulations, and guidelines, and
- A planning opinion and justification for the proposed planning application.

We have also considered the following technical reports in our analysis:

- Scoped Environmental Impact Study prepared by Aboud & Associates Inc., dated October 17, 2024
- Tree Preservation Plan/Arborist Report prepared by Aboud & Associated Inc. dated October 4, 2024
- Geotechnical Report prepared by JLP Services dated April 18, 2023.
- Functional Servicing and Stormwater Management Report prepared by GEI Consultants dated October 2024; and,
- Hydrogeological Study Report prepared by GEI Consultants dated Inc., dated August 2, 2024 that includes a Water Balance Assessment.

The above reports are further discussed in more detail in section 6.0 of this Report.

2. Site Overview and Context

2.1 Site Location and Description

The Site is known municipally as 73 & 79 Sideroad 19, in the Primary Urban Centre of Fergus in the Township of Centre Wellington, within the County of Wellington. The Site has a net area of 11,221 square metres (1.12 hectares), with 59 metres of frontage along Sideroad 19. The Site is occupied by an existing one-storey dwelling at 73 Sideroad 19, and existing single detached dwelling at 79 Sideroad 19, with the remainder of the Site being characterized with grass and trees. The existing dwelling at 79 Sideroad is planned to be removed.

The Site is partially located with the Regulation Limit of the Grand River Conservation Authority. There is an identified wetland located adjacent to the Site.

2.2 Surrounding Uses and Context

The Site is located on the north side of Fergus, east of Beatty Line, and West of Highway 6. The Site is located within an area of predominately low-rise residential dwellings. The Site is in proximity to a range of uses along Highway 6 including restaurants, medical care, grocery stores, and institutional uses including churches and schools as identified on **Figure 2**, the surrounding uses are as follows:

North	To the north of the Site is Sideroad 19, followed by low-rise residential uses. Further north of these uses is a wooded area, reflective of the environmental protection zone. Further north of these uses are residential uses and Ryan Park, followed by additional agricultural- and environmental protection-related uses.
East	To the east of the Site are residential uses. Further east of these uses, at the corner of Sideroad 19 and St. David Street North (Highway 6) is a retail plaza containing a grocery store, dollar store, restaurants, and various retail uses. Another plaza, located southeast of the Site, contains a Walmart, liquor store, restaurants, and various retail uses. Further east of these uses is St. Joseph's Catholic School, St. Joseph's Catholic Church, a hotel, restaurants, retail uses, a motorhome and trailer dealership, as well as a car dealership.
South	To the south of the Site is a wooded area, reflective of the environmental protection zone. Further east of this is a large residential subdivision, which includes Revell Park and Holman Park, as well as other environmental protection-related uses.

West To the west of the Site are residential uses. Further west of these uses, beyond Beatty Line, is a large residential subdivision, which includes Grace Christian Fellowship (church), as well as Kirvan Park and Farley Park.

2.3 Previous Public Consultation

A Neighbourhood Information Meeting was previously held on November 23, 2023, from 4:30 pm to 7:30 pm at the St. Joseph Church in Fergus, to present and discuss the original development concept for the Site. Approximately 50 people attended the meeting. This original concept only included the property at 79 Sideroad 19 and proposed the development of 16 units, consisting of 2 semi-detached dwellings and 14 townhomes of 1- and 2-storeys. This original concept also proposed a stormwater management facility, visitor parking, and a common amenity space.

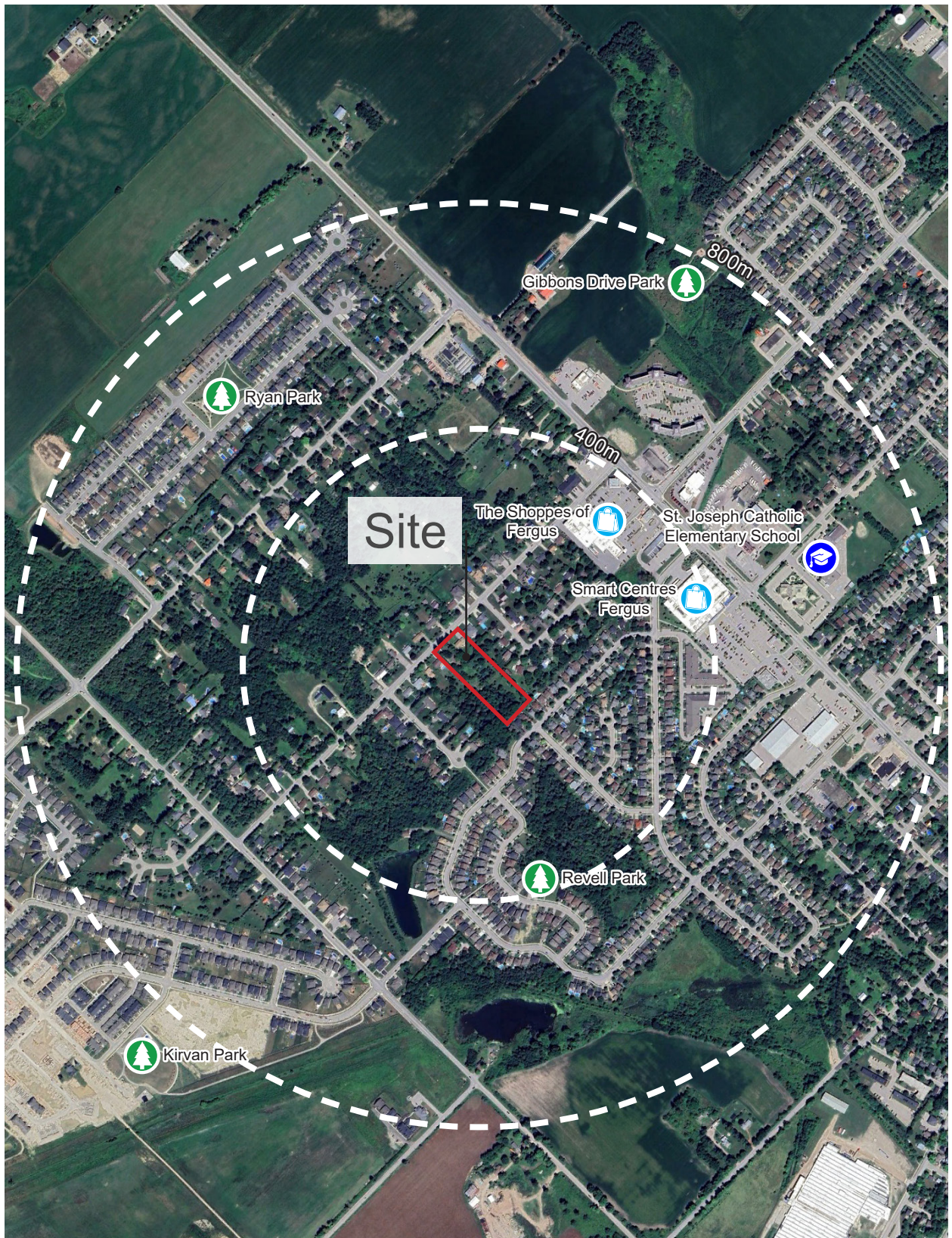
Since the neighbourhood meeting, the concept has changed with the acquisition of 73 Sideroad 19, which is now reflected in the Proposed Development. The current Proposed Development constitutes a net increase in 5 units from the original 16 units in the previous concept to a total of 21 units in the Proposed Development, excluding the existing dwelling fronting Sideroad 19.

Based on the neighbourhood meeting, several comments were made by residents to the project team. The following summarizes and provides a response to these comments:

- *Water quality and volume available will not be affected during or following construction:*
 - Based on the Hydrogeological Study Report prepared by GEI Consultants Canada Limited, there are no major obstacles that would preclude the development from proceeding. Similarly, the stormwater management facility has been designed to provide enhanced water quality treatment, including the required permanent pool storage and extended detention storage volumes. The stormwater management network, including proposed swales, will drain into the existing wetland. As such, there will be no impact on water quality and volume during or following construction.
- *Encroachment of street lighting on adjacent properties*
 - Any proposed lighting within the development will be dark-sky compliant meaning outdoor lighting will be fully shielded and will emit no light above the horizontal plane. Light will not be permitted to trespass onto adjoining properties.
- *Noise from construction*

- Any noise generated through the construction of the development will comply with the municipal noise by-law.
- *Preservation of vegetation and Environmental Protection Zone*
 - Based on the Proposed Development, a 10.0 metre wetland buffer will be applied to the Site to ensure that the Proposed Development will not impact the wetland which forms the basis for the Environmental Protection Zone.
- *Traffic Concerns*
 - Based on the number of units being proposed, there will be minimal impacts to traffic on nearby roads and intersections. A Traffic Impact Study was not required as part of a complete application.
- *Parking*
 - The parking provided within the Proposed Development conforms to the Township of Centre Wellington Zoning By-law. Each unit will be equipped with 1 parking space within an attached garage plus a parking space in the driveway, in addition to 7 parking spaces for visitors.

Overall, the Proposed Development represents a net increase in dwelling units while maintaining the character of the dwellings fronting Sideroad 19 while providing modest intensification that contributes to the efficient use of land, economic growth in the community, diversity in housing choices and utilization of existing infrastructure. The Proposed Development results in a larger buffer created between the Environmental Protection zone, including the wetland, while simultaneously separating units further to create a less compact feel that contributes to a sense of place in the neighbourhood.

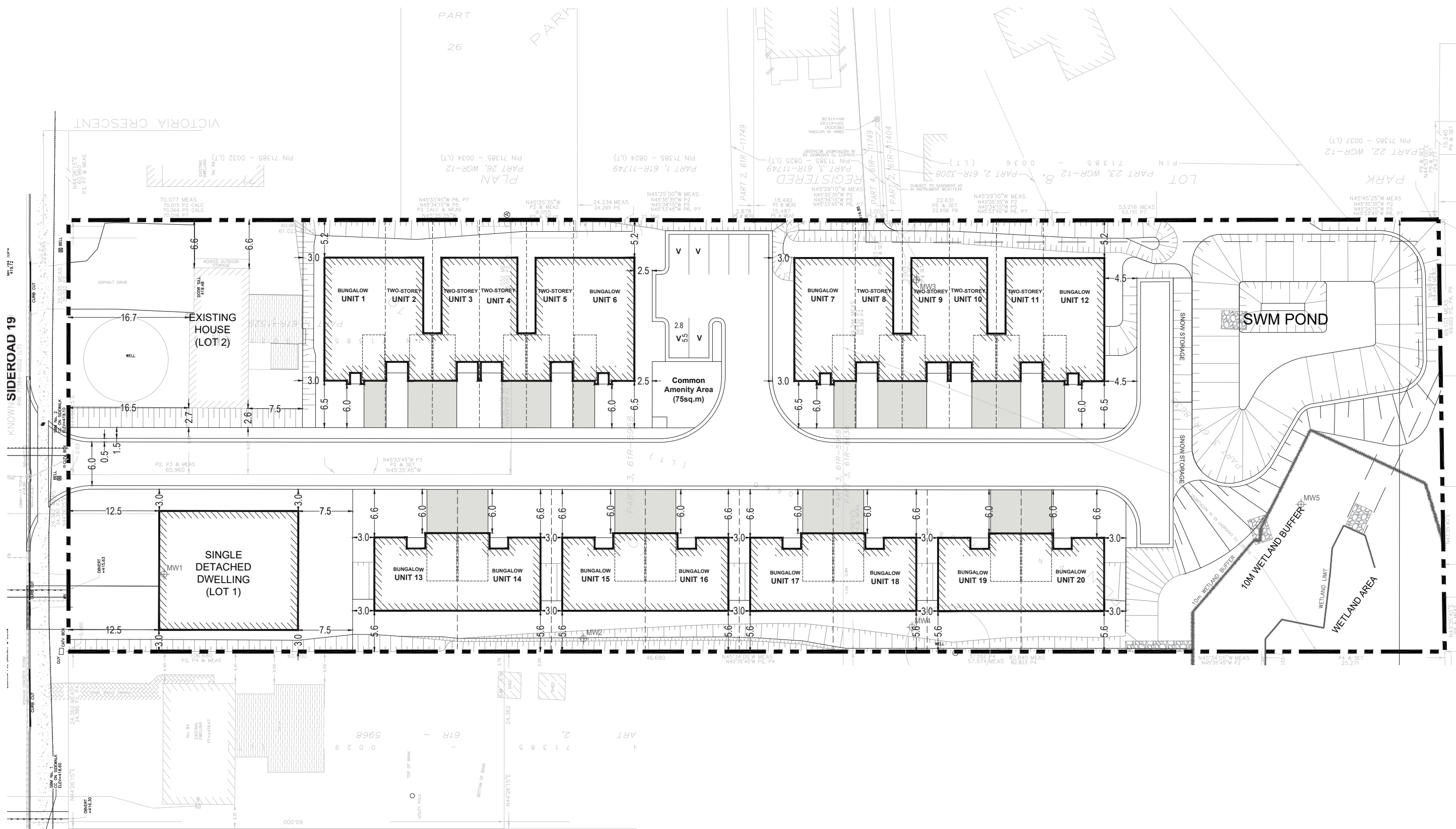


3. Proposed Development

The Owner is proposing a Zoning By-law Amendment Application to facilitate the development of:

- 1 single-detached dwelling fronting Sideroad 19;
- 4 semi-detached dwellings fronting an interior private road for a total of 8 units;
- 2 cluster townhouse buildings, containing 6 units each, for a total of 12 units;
- A private 6.0 metre Right-of-Way;
- A stormwater management facility;
- 7 visitor parking spaces;
- A 75 square metre common amenity area; and
- the retention of an existing single detached dwelling located at 73 Sideroad 19

A copy of the proposed Site plan is shown on **Figure 3** below.



Site Plan
Source: GSP Group (2024)

4. Planning Policy Overview

4.1 Ontario Planning Act

The *Planning Act R.S.O. 1990, c. P.13* establishes the framework for land use planning in Ontario. The *Planning Act* provides for the integration of provincial matters in planning decisions; details a planning process that is fair, accessible, timely and efficient; encourages cooperation and coordination amongst various interest groups; and recognizes the decision-making authority and accountability of municipal councils in the planning process.

4.1.1 Matters of Provincial Interest

The *Planning Act* requires that all planning decisions shall “*have regard to*” matters of Provincial interest as identified in Section 2. These matters are general in nature and broad in range and are addressed in more detail through the Policy Statements and Provincial Plans issued under Section 3 of the *Planning Act* and through the official plans of the County of Wellington and Township of Centre Wellington. The following table provides an analysis of the Proposed Development in response to the prescribed Provincial Interest of Section 2 of the *Planning Act*.

Section	Provincial Interest	Response
a)	The protection of ecological systems, including natural areas, features, and functions;	The Proposed Development protects ecological systems as it limits development to 10.0 metres from the wetland area, limiting the Proposed Development’s impact.
b)	The protection of agricultural resources of the Province;	Not applicable.
c)	The conservation and management of natural resources and the mineral base;	Not applicable.
d)	The conservation of significant architectural, cultural, historical, archaeological, or scientific interests;	Not applicable.
e)	The supply, efficient use and conservation of energy and water;	The Site is serviced by existing municipal water services and sanitary services which are suitable

		to support the Proposed Development.
f)	The adequate provision and efficient use of communications, transportation, sewage and water services and wastewater systems;	As noted above, the Site is currently serviced by existing municipal infrastructure.
g)	The minimization of waste;	The Proposed Development will maintain the current dwelling on Site, incorporating it into the site layout to minimize waste.
h)	The orderly development of safe and healthy communities;	The Proposed Development represents orderly development and is designed in a way to ensure it contributes to a healthy community through the contribution of sidewalks, adequate streets, and a common amenity area.
h.1)	The accessibility of persons with disabilities to all facilities, services and matters to which this Act applies;	The Proposed Development will be fully compliant with the <i>Ontarians with Disabilities Act, 2001, S.O. 2001, c. 32.</i>
i)	The adequate provision and distribution of educational, health, social, cultural, and recreational facilities;	Not applicable.
j)	The adequate provision of a full range of housing, including affordable housing;	The Proposed Development includes single-detached, semi-detached, and cluster townhouse dwellings, which contribute to a full range of housing.
k)	The adequate provision of employment opportunities;	Not applicable.
l)	The protection of the financial and economic well-being of the Province and its municipalities;	Not applicable.
m)	The coordination of planning activities of public bodies;	The proposed Zoning By-law Amendment will be

		circulated to all commenting agencies and stakeholders by the Township for review and comments prior to Council rendering a decision on the Application.
n)	The resolution of planning conflicts involving public and private interests;	Resolution of planning conflicts that may arise through consideration of the Application will be addressed as part of the circulation and review process, which will include a formal public meeting.
o)	The protection of public health and safety;	Not applicable.
p)	The appropriate location of growth and development;	The Proposed Development will intensify an area designated and suitable for residential development in a way that respects the surrounding context, ensuring that the street line character of Sideroad 19 is maintained.
q)	The promotion of development that is designed to be sustainable, to support public interest and to be oriented to pedestrians;	The Proposed Development includes pedestrian facilities, including a common amenity area and sidewalk.
r)	The promotion of a built form that: <ul style="list-style-type: none"> i. is well designed; ii. encourages a sense of place; and, iii. provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant. 	The Proposed Development is well designed, using appropriate setbacks and a range and mix of housing options to create a high quality, safe, accessible, attractive, and vibrant space that creates a sense of place and contributes to the unique character of the neighbourhood while

		providing suitable and respectful intensification.
s)	The mitigation of greenhouse gas emissions, and adaptation to a changing climate.	Homes will be designed and constructed using high performance energy efficient features that reduce the use of carbon-based fuel sources mitigating greenhouse gases.

4.1.2 Policy Statements and Plans

Section 3(5) of the *Planning Act* requires that all decisions of municipal councils regarding the exercise of authority concerning planning matters “shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision” and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.” The *Provincial Policy Statement* and the *Grand River Source Water Protection Plan* are applicable and relevant to the consideration of the proposed applications per Section 3(5) of the *Planning Act*. The *Greenbelt Plan*, *Oak Ridges Moraine Conservation Plan*, *Niagara Escarpment Plan* and *Metrolinx Act* along with associated policy statements do not apply to land within the County of Wellington.

4.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) (“PPS”) provides policy direction on matters of provincial interest and guides growth and development in Ontario. The PPS supports land use planning that contributes to effective and efficient growth and development, long-term economic prosperity, and the well-being of residents.

The PPS is issued under Section 3 of the *Planning Act* and came into effect on October 20, 2024 replacing the PPS issued on May 1, 2020. The PPS was approved in Council No. 1099/2024 and came into effect on October 20, 2024. The PPS replaces the existing Provincial Policy Statement (2020) and Places to Grow – Growth Plan for the Greater Golden Horseshoe.

The following provides a summary of the key PPS policy considerations for the site as well as justification for the proposed development in terms of these policies.

4.2.1 Planning for People & Homes

Chapter 2 of the PPS relates to building homes and sustaining strong and competitive communities. *Section 2.1* of the PPS relates to planning for people and homes. *Policy 2.1.4* of the PPS states that planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands designated and available for residential development, and maintaining at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Response: The Site is designated to accommodate residential development and is adequately serviced to accommodate residential intensification, and as such, the Site can support the additional 21 dwelling units.

4.2.2 Housing

Section 2.2 of the PPS relates to housing. A range and mix of housing options and densities can be provided through permitting all housing options to meet the social, health, economic, and well-being requirements of residents and allowing for all types of residential intensification.

Policy 2.2.1 of the PPS states: “*Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

- b) *permitting and facilitating:*
 - i. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - ii. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development, and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation...”*

Response: The Proposed Development includes the introduction of various housing typologies, including a single-detached dwelling, semi-detached dwellings, and cluster townhouses, which can accommodate current and future residents with families of varied sizes (i). The Proposed Development will create 21 residential dwelling units through respectful intensification of the Site, which represents a net increase in residential units (ii). The Proposed Development efficiently uses the Site, maximizing the developable areas while respecting the setback of the Site’s natural features (wetland) (c).

Section 2.3.1 of the PPS provides general policies for settlement areas. *Policy 2.3.1.1* of the PPS states that settlement areas shall be the focus of growth and development. Similarly, *Policy 2.3.1.2* of the PPS states that land use patterns within settlement areas should be based on densities and a range and mix of land uses which efficiently use land and resources (a) and optimize existing and planned infrastructure and public service facilities (b). *Policy 2.3.1.3* of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities.

Response: The Site is designated Residential R1A in the Township of Centre Wellington Official Plan and located within the settlement area. The Proposed Development proposes a range and mix of densities, including a single-detached dwelling, semi-detached dwellings, and cluster townhouses, which efficiently use the available land, utilize existing municipal water services and sanitary services to respectfully intensify the Site while being conscious of the surrounding neighbourhood to support the creation of a complete community.

4.2.3 Sewage, Water and Stormwater

Section 3.6 of the PPS relates to sewage, water, and stormwater. *Policy 3.6.1* of the PPS states: “*Planning for sewage and water services shall:*

a) ensure that these services are provided in a manner that:

- 1. can be sustained by the water resources upon which such services rely;*
- 2. is feasible and financially viable over their life cycle;*
- 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and,*
- 4. aligns with comprehensive municipal planning for these services, where applicable...”*

Response: The Proposed Development will be connected to existing municipal water services and sanitation services on Sideroad 19. According to the Functional Servicing and Stormwater Management Report, these services have sufficient capacity to support the Proposed Development (1) (2). *Policy 3.6.2*, below, identifies that municipal water services

and sanitation services are the preferred form of servicing for settlement areas to support the protection of the environment and minimize potential risks to human health and safety, which is reflected in the County of Wellington and Township of Centre Wellington Official Plans (3) (4).

Policy 3.6.2 of the PPS states that municipal sewage and municipal water services are the preferred form of servicing for settlement areas to support the protection of the environment and minimize potential risks to human health and safety.

Response: According to the Functional Servicing and Stormwater Management Report, the Proposed Development will be connected to existing municipal water services and sanitation services on Sideroad 19, which have sufficient capacity to support the Proposed Development.

Policy 3.6.8 of the PPS states: “*Planning for stormwater management shall:*

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) minimize, or, where possible, prevent or reduce increased in stormwater volumes and contaminant loads;*
- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, low impact development; and,*
- g) align with any comprehensive plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.”*

Response: According to the Functional Servicing and Stormwater Management Report, the Proposed Development will utilize a storm sewer network, local swales, and a stormwater management pond to manage stormwater. The storm sewer network has been designed to provide conveyance of runoff to the proposed stormwater management facility, ultimately discharging to the existing wetland. Similarly, the local swales have been designed to convey runoff within the rear yards to the storm sewer network, which ultimately discharge into the existing wetland. The stormwater management facility has been designed to provide enhanced water quality treatment, including the required permanent pool storage and extended detention storage volumes. As such, the Proposed Development utilizes a mixture

of naturalized and constructed forms of stormwater management which follow best practices and generally promote infiltration.

4.2.4 Water

Section 4.2 of the PPS relates to water. *Policy 4.2.1* of the PPS states: “*Planning authorities shall protect, improve, or restore the quality and quantity of water by:*

- a) *using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
- b) *minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
- c) *identifying water resource systems;*
- d) *maintaining linkages and functions of water resource systems;*
- e) *implementing necessary restrictions on development and site alteration to:*
 - a. *protect all municipal drinking water supplies and designated vulnerable areas; and*
 - b. *protect, improve, or restore vulnerable surface and ground water, and their hydrologic functions;*
- f) *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; ...”*

Response: The Hydrogeological Study Report concluded that there are no major obstacles that would prevent the Proposed Development from proceeding while also providing recommendations for construction activities to limit its potential impact. The stormwater management facility has been designed to provide enhanced water quality treatment, including the required permanent pool storage and extended detention storage volumes. The rear yard of lots have been designed to include grass swales, which will convey and filter runoff. Swales in the rear yards north of the private road will convey runoff to the proposed sewer network and stormwater management facility. Swales in the rear yards of the south of the private road will convey runoff to the existing wetland. Overall, the stormwater management infrastructure on the Site contributes to the filtration of stormwater at the source and during conveyance before it reaches its end-of-pipe destination.

Various other provisions are identified in the Hydrogeological Study Report included with this submission. This Report should be read in conjunction with this Planning Justification Report to identify how the Proposed Development is consistent with *Policy 4.2.1* of the PPS.

4.2.5 Wise Use and Management of Resources

Section 4.1 of the PPS relates to natural heritage. *Policy 4.1.1* of the PPS states that natural features shall be protected for the long term. *Policy 4.1.2* of the PPS states that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved.

Response: A Tree Management Plan and Scoped Environmental Impact Study were prepared in support of the Proposed Development. The Tree Management Plan identified 265 trees on or adjacent to the Site. Out of these 265 trees, 122 are recommended to be preserved, 6 are identified for discretionary preservation, 131 are recommended to be removed due to the Proposed Development, and 6 are identified to be removed from their respective conditions and the Proposed Development.

A Landscape Plan has been prepared in support of the Proposed Development. This Landscape Plan should be read in conjunction with this Planning Justification Report, which outlines the proposed plantings on the Site and within the stormwater management facility, highlighting how the Proposed Development contributes to the maintenance and improvement of natural features on the Site.

According to the Scoped Environmental Impact Assessment, the Proposed Development complies with the PPS as it will not result in any negative impacts to the assumed Significant Wildlife Habitat and unevaluated wetland, provided that the recommended mitigation measures are implemented. Similarly, the Proposed Development can occur in accordance with the Grand River Conservation Authority's policies, as the hydrologic or ecological functions can be minimized through recommended mitigation measures and implementation of an appropriate planting plan. The Proposed Development can occur in accordance with the ESA, as the candidate habitat for endangered species is either available in abundance locally outside of the Site or is of low quality. The Scoped Environmental Impact Assessment should be read in conjunction with this Planning Justification Report.

Overall, the Application and Proposed Development are consistent with the policies outlined in the Provincial Planning Statement (2024) because the Site is suitably designated for residential development and will feature a range and mix of housing typologies, including single-detached, semi-detached, and cluster townhouses which will accommodate a range and mix of family sizes while utilizing the land efficiently, respecting and protecting natural features, and leveraging existing municipal services. Overall, the Proposed Development represents respectful intensification that aims to contribute to the creation of a complete community.

4.4 Wellington County Official Plan

The Wellington County Official Plan (“**WCOP**”) was adopted by Wellington County Council on September 24, 1998, and was approved by the Minister of Municipal Affairs on April 13, 1999, coming into effect on May 6, 1999.

The following provides a summary of the key WCOP policies that apply to the Site and the Proposed Development and justification in response to said policies.

The Site is identified as a “Primary Urban Centre” and located within the built boundary of Fergus according to Schedule A-1 of the WCOP “*which permits a wide variety of residential typologies and densities*” (see **Figure 4**). The Site is also designated as a Wellhead Protection Zone with a vulnerability score of 10 as per Schedule C-1 of the WCOP (see **Figure 5**).

4.4.1 Allocating Growth

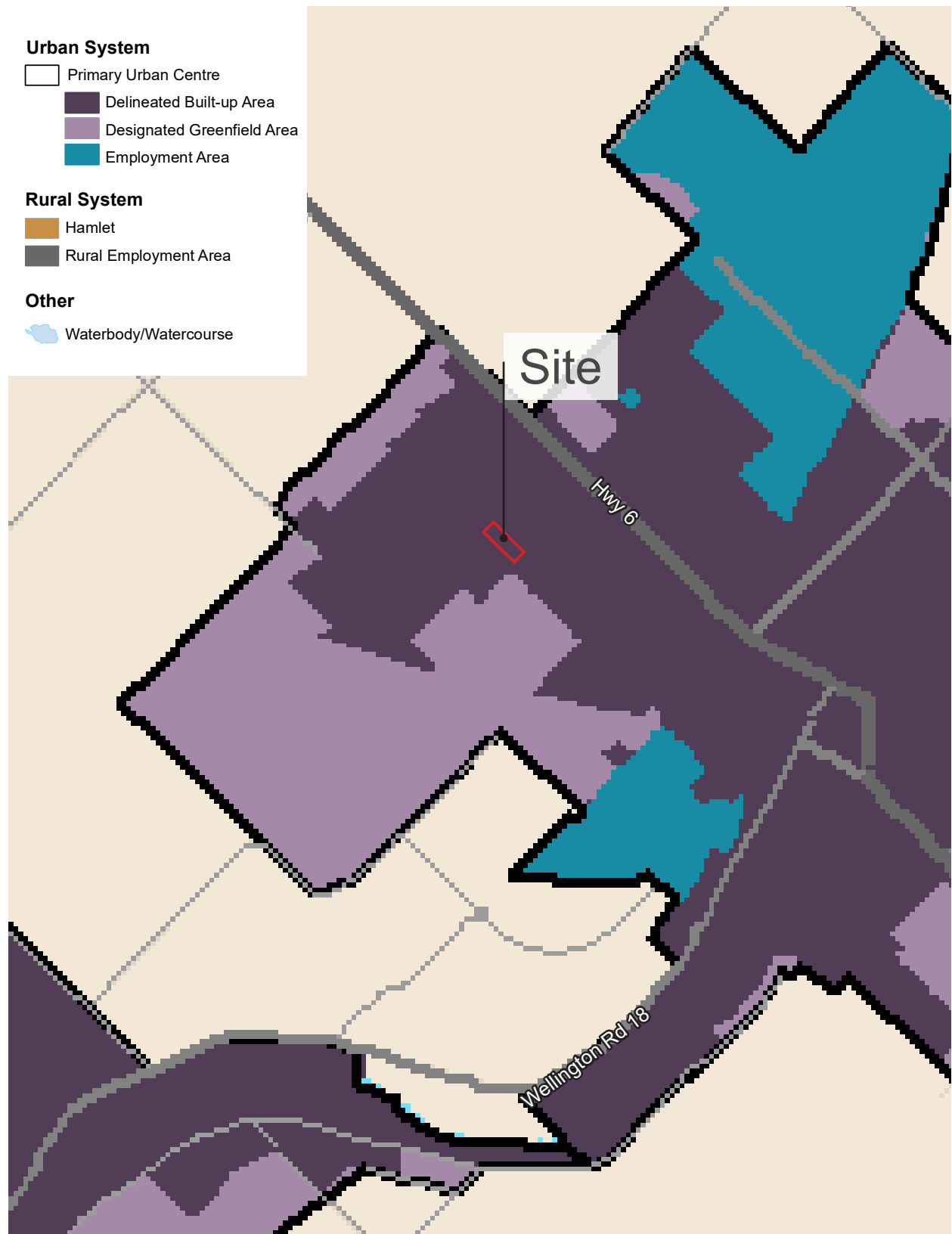
Section 3.5 of the WCOP relates to allocating growth. Per *Table 2* of the WCOP, Fergus has a projected 2051 population of 36,300 with 14,080 households. This represents a 52.6 percent and 52.0 percent increase in population and households from 2021, respectively.

Response: The Proposed Development will contribute 21 new dwelling units to the County of Wellington’s 2051 goal of 14,080 households and population of 36,300 for the Town of Fergus.

4.4.2 Housing

Section 4.4 of the WCOP relates to housing. *Policy 4.4.2* of the WCOP states: “*The County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development. New multiple lots or units for residential development will incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*”

Response: The Proposed Development introduces a variety of housing typologies and sizes, including single-detached, semi-detached, and cluster townhouse dwellings, which introduce additional density to the Site which is respectful of the surrounding context and efficiently uses existing services which will accommodate a diverse range of household sizes and incomes.



County of Wellington Official Plan -
County Growth Structure

Source: County of Wellington Official Plan, Schedule A1 (2024)

Figure
4

Legend

□ Source Protection Plan Boundary

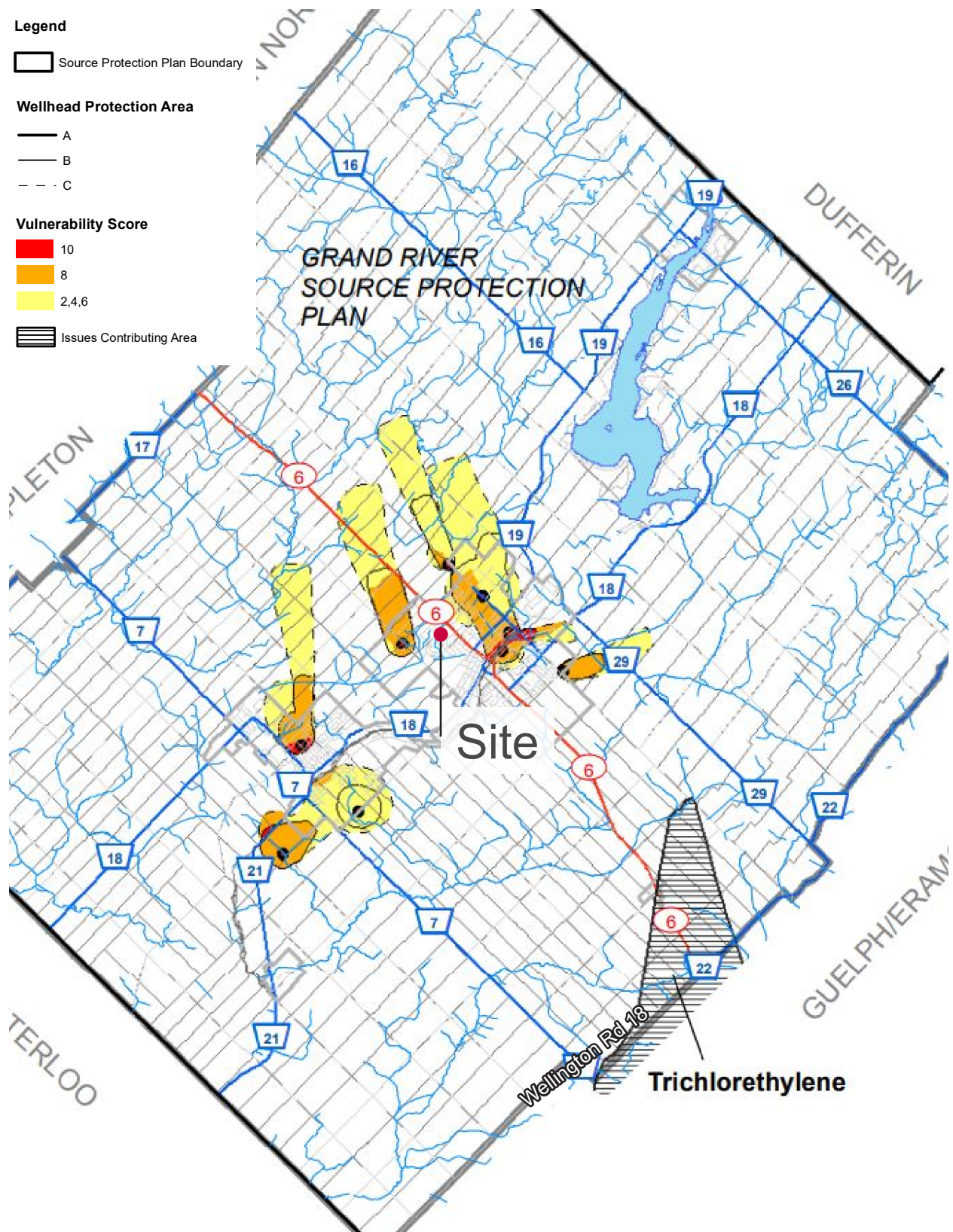
Wellhead Protection Area

— A
— B
- - - C

Vulnerability Score

■ 10
■ 8
■ 2,4,6

▨ Issues Contributing Area



County of Wellington Official Plan -
Sourcewater Protection

Source: County of Wellington Official Plan, Schedule C1 (2024)

Figure

5

Policy 4.4.3 of the WCOP states: “This Plan contains policies encouraging residential intensification in primary urban centres. The strategic approach to residential intensification intends to retain small town character and revitalize downtown areas which includes:

- b) supporting appropriate residential intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;*
- e) encouraging modest residential intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary;*
- j) ensuring that adequate infrastructure is, or will be, established to serve the anticipated development.”*

Response: The Proposed Development will represent residential intensification within the build boundary (b), respects the surrounding context by introducing compatible typologies that are appropriately set back from surrounding dwellings (e), and utilizes existing infrastructure which is suitable to support the Proposed Development (j).

4.4.3 Source Water Protection

*Section 4.9.5 of the WCOP relates to water resources. Section 4.9.5.4 indicates that the submission of a Drinking Water Threats Disclosure Report will be a required as part of a complete application under the *Planning Act* for development, redevelopment, or site alteration for non-residential uses. Although this application proposes residential uses, a Drinking Water Threats Disclosure Report, along with a Risk Management Plan and Salt Management Plan will be submitted as part of the Site Plan application process.*

4.4.4 Primary Urban Centres

Section 7.4 of the WCOP relates to primary urban centres. Policy 7.4.5 of the WCOP states that primary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, and that Wellington will plan for a diverse range and mix of housing options, densities, and unit sizes on full municipal services.

Response: The Proposed Development includes a range and mix of housing typologies of different unit sizes and densities, including single-detached, semi-detached, and cluster townhouses which will utilize existing services which are sufficient to support the Proposed Development. The Proposed Development respectfully intensifies the Site, making use of all available land while respecting and protecting natural areas.

Primary Urban Centres – Residential

Section 8.3 of the WCOP relates to residential policies lands within primary urban centres. Policy 8.3.5 of the WCOP states: “Multiple residential developments such as townhouses and apartments may be allowed in areas designated Residential subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:

- a) that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites;
- b) that the design of the proposed height, setbacks, landscaping, and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;
- c) that the site of the proposed development has a suitable area and shape to provide:
 - i. adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development;
 - ii. on-site amenity areas for the occupants of the residential units;
 - iii. adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and
 - iv. adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.
- d) that adequate services such as water, sewage disposal, storm water, roads and hydro are available to service the development...”

Response: The Proposed Development is consistent with the density targets for the Site with a density of approximately 19.6 units per hectare (a). There is adequate space to provide a common amenity area for the residents, as well as rear yards for private amenity spaces. The Site also contains adequate off-street parking and provides access from Sideroad 19. It is designed and graded to accommodate drainage on the property to a stormwater management facility on the Site. Based on the reasons above, it is our opinion that the Proposed Development conforms to section 8.3 of the CWOP.

Policy 8.3.11 of the WCOP relates to compatibility of new development, and states that Wellington will continue to encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.

Response: The Proposed Development utilizes predominantly vacant land which is suitable for residential development. The Proposed Development is compatible with the surrounding

uses, incorporating a single-detached dwelling along Sideroad 19 to respect the development along the street line while utilizing an internal private road to add additional density which is respectful of the surrounding uses. The units will be a mixture of bungalow and two-storey uses, which is similar in scale to adjacent uses.

Policy 8.3.12 of the WCOP relates to intensification, and states: “Intensification within all residential land use designations shall be evaluated using the following criteria:

- a) the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing, and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;*
- b) the degree to which building height and massing shall provide a transition between planned and existing development;*
- c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;*
- d) the ability of infrastructure to accommodate the proposal;*
- e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;*
- f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing...”*

Response: The Proposed Development is compatible with the surrounding neighbourhood, incorporating a single-detached dwelling along Sideroad 19 to respect the development along the street line while utilizing an internal private road to add additional density which is respectful of the surrounding uses. The units will be a mixture of bungalow and two-storey uses, which is similar in scale to adjacent uses (a and b). The Proposed lotting pattern is consistent and compatible with the predominant character of the area, introducing new housing typologies to the area to increase density while still respecting the scale of the neighbourhood (c). The Proposed Development can be suitably accommodated by existing municipal water services and sanitation services (d). The Tree Preservation Plan prepared in support of the Proposed Development identifies that 122 trees will be preserved, 6 are to be discretionally preserved, 131 are to be removed for construction, and 6 are to be removed due to condition and the Proposed Development. A Landscape Plan has been prepared in support of the Proposed Development, which identifies the plantings on Site and within the proposed stormwater management facility. These should be read in conjunction with this Planning Justification Report (e). As per the Functional Servicing and Stormwater

Management Report, the proposed stormwater management pond will suitably control stormwater. The Site's interior streets provide good access and circulation throughout the Site and to Sideroad 19 through a sidewalk connection, the outdoor amenity area is located centrally within the Site, providing 75 square metres (5 square metres per dwelling unit), and shadowing will be consistent with adjacent development due to the similar massing (f).

Overall, the Proposed Development is consistent with the WCOP as it is compatible with the surrounding neighbourhood. The Proposed Development integrated a single-detached dwelling, 1-storey semi-detached dwellings, and 1- to 2-storey cluster townhouses to respectfully intensify the Site while being conscious of the existing character and development along Sideroad 19. Similarly, the Proposed Development is consistent in scale and massing with the surrounding area, using existing municipal water and sanitation services on predominantly vacant land while protecting natural features. Overall, the Proposed Development represents intensification which is respectful of the neighbourhood context and will greatly contribute to the County of Wellington's population and household projections for 2051.

4.5 Township of Centre Wellington Official Plan

The Township of Centre Wellington Official Plan (“**Official Plan**”) was adopted by Council on November 24, 2003, received partial approval on February 15, 2005, and received final approval on May 31, 2005.

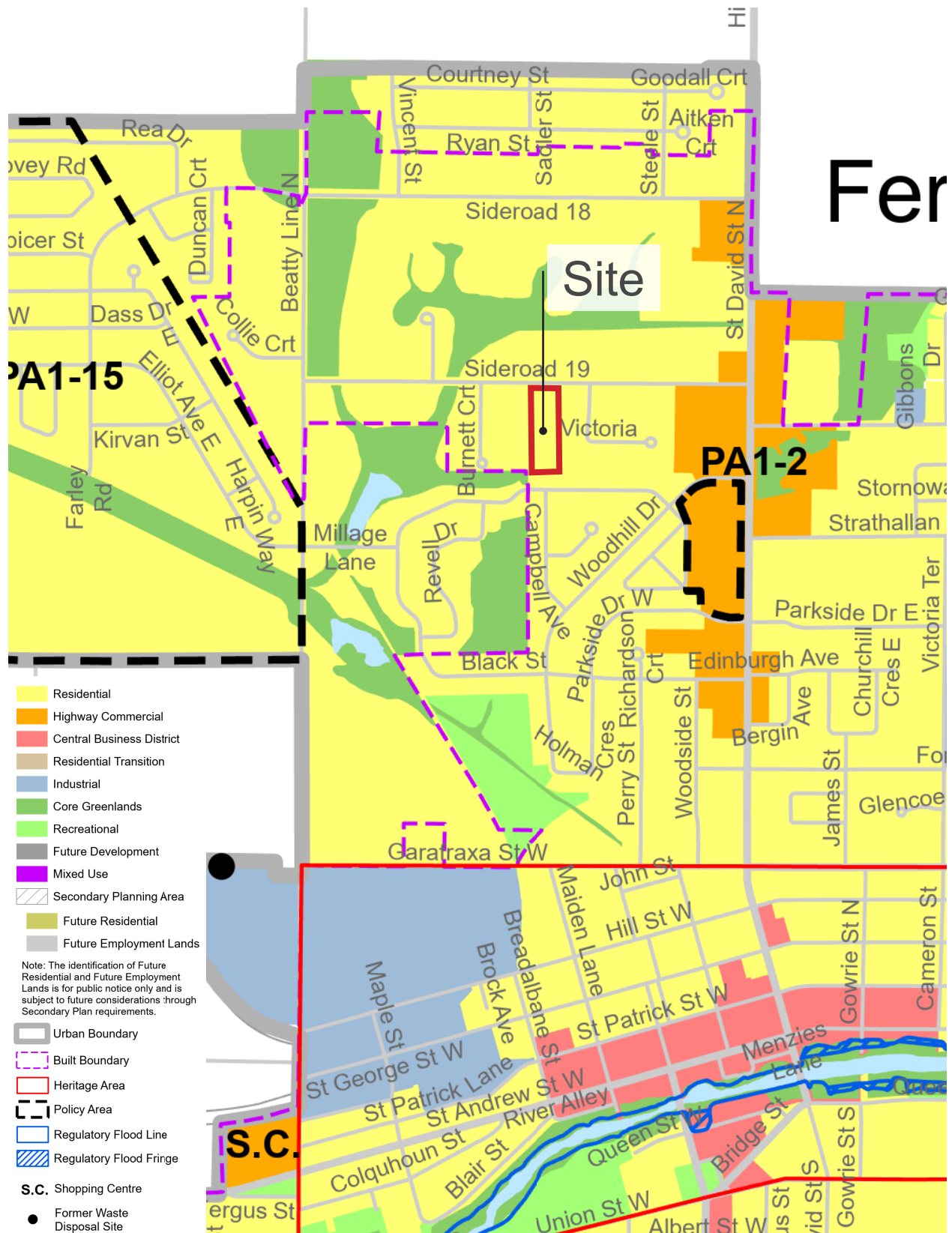
In the Official Plan, the Site is currently designated Residential as per Schedule A-1 (Land Use Plan) (see **Figure 6**).

The following policies provide a summary of the key Official Plan policy consideration for the Site as well as the justification for the Proposed Development in terms of these policies.

4.5.1 Housing

Section C.5 of the Official Plan relates to housing. *Policy C.5.1* of the Official Plan states that the Township encourages the production of a wide variety of housing types to meet future needs.

Response: The Proposed Development includes the construction of 1 single-detached dwelling fronting Sideroad 19, as well as 4 semi-detached bungalow dwellings (8 units), and 2 1- to 2-storey cluster townhouse buildings (12 units total), which contributes to a wide variety of housing types.



Fer

Centre Wellington Official Plan -
Land Use Plan, Elora Salem

Figure
6

Source: Centre Wellington Official Plan, Schedule A-1 (2023)



Policy C.5.5 of the Official Plan relates to residential intensification and states: “The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:

- a) supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns;*
- b) supporting appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;*
- e) encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary...”*

Response: The Proposed Development maintains the small-town character while respectfully intensifying the Site. The Proposed Development includes various housing typologies, including single-detached, semi-detached, and cluster townhouse, which provides for various levels of density across the Site (a). The Site is located within the built boundary and is designated as such in the Wellington County Official Plan and Centre Wellington Official Plan and is in a location appropriate for residential intensification (b). The Proposed Development is considered modest intensification, limiting development to 2-storesys which is respectful of the surrounding stable residential area (e).

4.5.2 Municipal Servicing

Section C.6 of the Official Plan relates to municipal servicing. Section C.6.1 of the Official Plan provides the general policies for servicing. Policy C.6.1.1 of the Official Plan states: “All new development and redevelopment within the Fergus and Elora-Salem Urban Centres shall be provided with full municipal services, to such standards as may be required by the Township, including:

- a) Sanitary sewage disposal facilities;*
- b) Water supply facilities;*
- c) Storm drainage facilities;*
- d) Hydro;*
- e) Public roads; and,*
- f) Telecommunications”*

Response: According to the Functional Servicing and Stormwater Management Report prepared in support of the Proposed Development, the existing municipal water services, and sanitation services on Sideroad 19 have sufficient capacity to support the Proposed Development. Additionally, the proposed stormwater management facilities, including the

stormwater management pond, grass swales, and sewer system have been designed to effectively manage stormwater quality and quantity. The Proposed Development will be fully connected to other services and utilities.

4.5.3 Stormwater Management

Section C.7 of the Official Plan relates to stormwater management. *Policy C.7.1* of the Official Plan states that no development shall occur without appropriate regard for storm run-off, on-site collection, and channelling of storm water to an adequate outlet. *Policy C.7.2* of the Official Plan states that detention/retention ponds may be used as part of the storm drainage system to maintain post development flows to pre-development flows.

Response: The Functional Servicing and Stormwater Management Report indicates that a storm sewer network has been designed to provide conveyance of runoff to the proposed stormwater management facility, ultimately discharging into the existing wetland. Local swales have been designed to convey runoff within the rear yards to the storm sewer network, ultimately discharging to the existing wetland. The stormwater management facility (pond) has been designed to provide enhanced water quality treatment, including the required permanent pool storage and extended detention storage volumes.

Overall, the Proposed Development provides stormwater management facilities which are capable of controlling stormwater quality and quantity.

4.5.4 Natural Heritage

The Scoped Environmental Impact Assessment prepared in support of the Proposed Development concludes that the Proposed Development can occur in accordance with the Township of Centre Wellington Official Plan as it will not negatively impact the existing features or their ecological and hydrologic functions, provided that the recommended mitigation measures and appropriate planting plan are implemented. The Scoped Environmental Impact Assessment should be read in conjunction with this Planning Justification Report.

4.5.5 Community Design

Section C.15 of the Official Plan relates to community design. *Section C.15.3* of the Official Plan outlines the design guidelines. *Section 4.6* of this Planning Justification Report provides justification of the policies in the *Township of Centre Wellington Urban Design Guidelines* (2015). *Policy C.15.3.4* of the Official Plan states: “*New development located within an existing established district or neighbourhood will be designed as an integral part of the area’s existing larger pattern of built form and open spaces such as building mass, height, proportion, enclosed volume and position relative to street and site.*”

Response: The Proposed Development is respectful of the surrounding neighbourhood, and is consistent in terms of building mass, height, proportion, enclosed volume, and position relative to the Street. The proposed and retained single-detached dwellings ensure that the character and street line of Sideroad 19 are maintained, contributing to its sense of place. The proposed townhouses and semi-detached dwellings are limited in size to bungalows, which ensures compatibility in building mass, height, and proportion relative to the surrounding context. Similarly, the Proposed Development's internal layout is visually appealing and efficient, and provides ample spaces for vehicle turnaround, as well as all sight triangles being maintained, which contributes to pedestrian safety. An internal sidewalk is provided on the north side of the private road, which contributes to pedestrian safety and walkability by providing a separation of transportation uses. While the proposed rear yards of each respective dwelling are undersized, the surrounding neighbourhood features deep lots with ample rear yard space, as well as vegetation which provides a visual buffer between the Proposed Development and adjacent properties.

Overall, the Proposed Development represents good urban design and good planning, ensuring that the character of Sideroad 19 is respected while using underutilized space to provide housing, provided in a way that is respectful of its surrounding context and supports the creation of a sense of place in the neighbourhood.

Policy C.15.3.5 of the Official Plan states: "The preservation of the existing pattern of setbacks in the existing urban area shall be supported so that new buildings do not substantially alter the street relationship."

Response: The proposed single-detached dwelling fronting Sideroad 19 is consistent with the setbacks of the dwellings along the street line, which contributes to the preservation and maintenance of the existing patterns. The internal semi-detached dwellings and townhouses in the Proposed Development do deviate from the existing pattern of setbacks in the existing urban area, but this Proposed Development is screened from Sideroad 19 and the surrounding neighbourhood due to the deep adjacent lots and vegetation which provide a visual barrier from the Proposed Development. While the Proposed Development deviates from these setbacks, it is a well-designed, efficient Site layout which maximizes safety, includes pedestrian-oriented infrastructure, and operates in a way that will have limited impact on surrounding development and natural features.

Policy C.15.3.8 states: "Except in the industrial designations building functions that do not directly serve the public, such as loading bays, and blank walls, should not be placed directly along the street."

Response: The Proposed Development includes the retained single-detached dwelling fronting Sideroad 19 and a proposed single-detached dwelling fronting Sideroad 19. While blank walls of these respective buildings do face the private road, the single-detached dwellings contribute to the preservation of the street line character along Sideroad 19 and are located on a portion of the Site that is strictly used for vehicular and pedestrian movement into and out of the Site. Overall, the Proposed Development prioritizes the preservation of the street line and character of Sideroad 19, while creating a private road development which is consistent with the surrounding neighbourhood.

Landscape Design

Section C.15.4 of the Official Plan relates to landscape design. Policy C.15.4.1 of the Official Plan states: *“By ensuring that as much existing naturalized space on a site subject to development is retained as possible, and where retained is permitted to regenerate according to the process of natural succession of the native plant community, with minimal intervention.”*

Response: According to the Tree Preservation Plan, the Proposed Development includes the preservation of at least 122 existing trees on the Site. Additionally, the Site features ample landscaped open space, including Lot 1 having 73.1% landscaped open space, Lot 2 having 61.7% landscaped open space, the other interior lots having 69.5% landscaped open space, the exterior lots having 72.7% landscaped open space, as well as the inclusion of a common amenity area, the stormwater management pond and other facilities, and the wetland area, including its buffer, which promotes the retaining and maintenance of the natural areas on the Site. A Scoped Environmental Impact Assessment and Hydrogeological Study Report were prepared in support of the Proposed Development, which concludes that the Proposed Development will not result in any negative impacts to significant wildlife habitat, the unevaluated wetland, or any hydrogeologic functions on the Site. These respective reports and plans should be read in conjunction with this Planning Justification Report.

Policy C.15.4.2 of the Official Plan states: *“Where retention of significant treed areas, individual trees or naturalized areas has been determined by the Township not to be feasible, in accordance with its policies and guidelines, the loss of such features shall be offset by requiring their replacement with an appropriate quantity and quality of vegetation on the site or elsewhere in the Township.”*

Response: The Proposed Development will result in the removal of at least 131 trees from the Site due to development, and 6 trees due to poor condition. A Landscape Plan has been prepared in support of the Proposed Development, which includes significant planting in appropriate areas, including in the front yard of the proposed semi-detached dwellings, the

proposed and retained single-detached dwellings, and townhouse dwellings. Similarly, a significant amount of vegetation is proposed within and around the stormwater management pond, aiding in stormwater filtration to improve water quality while providing opportunities for habitat creation and naturalization of the rear portion of the Site. The Landscape Plan should be read in conjunction with this Planning Justification Report.

4.5.6 Residential

Section D.2 of the Official Plan relates to residential. Policy D.2.5 of the Official Plan states: “Multiple residential developments such as townhouses and apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:

1. *that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites.*
2. *That the design of the proposed height, setbacks, landscaping, and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;*
3. *That the site of the proposed development has a suitable area and shape to provide:*
 - a) *Adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development;*
 - b) *On-site amenity areas for the occupants of the residential units;*
 - c) *Adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and*
 - d) *Adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.*
4. *That adequate services such as water, sewage disposal, storm water, roads and hydro are available or shall be made available to service the development...”*

Response: The Proposed Development is consistent with the density targets for the Site with a density of approximately 19.6 units per hectare (1). The Proposed Development is an infill development located within an established neighbourhood. The Proposed Development is compatible with existing development on adjacent properties. As the adjacent lots surrounding the Proposed Development are deep, adequate buffering is provided between the Proposed Development and adjacent properties (2). Adequate planting will be provided to ensure the Proposed Development is visually appealing and buffered from adjacent development (3a). A common amenity area is proposed and is of

adequate size to accommodate future residents (3b). The Proposed Development includes private driveways and garages for each respective unit, as well as 4 visitor parking spaces and 3 additional parking spaces provided in the common element parking lot (3c). A Grading Plan and Functional Servicing and Stormwater Management Report have been prepared in support of the Proposed Development, which indicate that the Proposed Development can be adequately serviced by the proposed storm sewer network, local swales, and stormwater management pond while maintaining and enhancing stormwater quantity and quality. This Plan and Report should be read in conjunction with this Planning Justification Report (3d). The Functional Servicing and Stormwater Management Report indicates that the existing municipal water services and sanitation services on Sideroad 19 have sufficient capacity to support the Proposed Development (4).

Policy D.2.11 of the Official Plan relates to compatibility of new development, and states that the development of vacant or under-utilized properties for residential uses are encouraged but should be compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.

Response: The Proposed Development is compatible with the existing surrounding neighbourhood. The Proposed Development consists of a single-detached dwelling fronting Sideroad 19 which is similar in area, size and massing, and setback to other uses along Sideroad 19, as well as semi-detached bungalows and 1- to 2-storey cluster townhouses fronting an internal private street. While these typologies are not common along Sideroad 19, they are similar in size and scale to the existing development, and therefore, they will have minimal visual impact.

Policy D.2.12 of the Official Plan relates to intensification, and states: “*Intensification within all residential land use designations shall be evaluated using the following criteria:*

- a) the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing, and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;*
- b) the degree to which building height and massing shall provide a transition between planned and existing development;*
- c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;*
- d) the ability of roads or municipal infrastructure to accommodate the proposal;*

- e) *the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;*
- f) *the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing...*

Response: The Proposed Development is compatible with the surrounding neighbourhood, incorporating a single-detached dwelling along Sideroad 19 to respect the development along the street line while utilizing an internal private road to add additional density which is respectful of the surrounding uses. The units will be a mixture of bungalow and two-storey uses, which is similar in scale to adjacent uses (a and b). The Proposed lotting pattern is consistent and compatible with the predominant character of the area, introducing new housing typologies to the area to increase density while still respecting the scale of the neighbourhood (c). The Proposed Development can be suitably accommodated by existing municipal water services and sanitation services (d). The streetscape will be enhanced with the protection and addition of tree along Sideroad 19 (e). As per the Functional Servicing and Stormwater Management Report, the proposed stormwater management pond will suitably control stormwater. The Site's interior streets provide good access and circulation throughout the Site and to Sideroad 19, the outdoor amenity area is located centrally within the Site, providing 75 square metres (5 square metres per dwelling unit), and shadowing will be consistent with adjacent development due to the similar massing (f).

In summary, the Proposed Development of the Site is consistent with the Township of Centre Wellington Official Plan because the Proposed Development intensifies the Site while maintaining small town character, featuring a single-detached dwelling fronting Sideroad 19 to respect the development of the street line, 1-storey semi-detached dwellings, and 1- to 2-storey cluster townhouses which respect the massing and scale of the surrounding neighbourhood while modestly intensifying the vacant Site. Located within the built boundary, the development contributes 21 total dwelling units to respectfully intensify the Site.

4.6 Township of Centre Wellington Urban Design Guidelines

The Township of Centre Wellington Urban Design Guidelines (“UDGs”) were implemented in April, 2015. The purpose of the UDGs is to provide a framework of principals and guidelines that will provide design direction for the development, redevelopment and enhancement of buildings, facades, streetscapes, public open space, and natural areas. To build on the intentions and aspirations of the Township to create a community that conserves its cultural and natural heritage resources, while allowing for contextually sensitive growth and development.

The *Residential* section of the UDGs is relevant to the Site and Proposed Development.

4.6.1 Roadways

The Proposed Development's internal private road network has been designed to minimize lane widths. The curb-to-curb width of the private roadway is 6.0-metres, representing 2 3.0-metre bidirectional lanes. A pedestrian sidewalk is provided on the north side of the private road which contributes to pedestrian safety and movement within the Site. The blocks on the north side of the Site are separated by the parking area, contributing to the creation of visual interest in the Site. The south block, containing the semi-detached dwellings, is within the recommended block length range of 120-150-metres.

4.6.2 Sidewalks

The Proposed Development features an internal sidewalk on the north side of the private road. The proposed sidewalk will be constructed out of concrete, or another similar durable, high-quality material that is appropriate for multi-season conditions. The proposed sidewalk will be graded to avoid ponding water and ice build up and will be free of tripping hazards. The proposed sidewalk is 1.5-metres in width, which is consistent with the UDGs requirement for sidewalk width on local roads. Specific sidewalk details will be finalized during site plan control.

4.6.3 Planting

A Landscape Plan has been prepared in support of the Proposed Development, which includes a wide variety of drought- and salt-tolerant species to avoid monocultures and ensure the maximum survivability of plantings. Trees have been planted in locations which ensure sufficient soil volume to maximize their growth, contributing to the eventual creation of a significant tree canopy on the Site. The Landscape Plan has been developed to ensure consistency with CPTED principles.

Similarly, a variety of species are proposed within the stormwater management pond, including shoreline fringe vegetation, emergent vegetation, and submergent vegetation, contributing to the filtration of stormwater management to improve water quantity and quality.

4.6.4 Lighting

A Site Plan and Landscape Plan has been prepared in support of the Proposed Development, which includes the location for lighting fixtures. On-site lighting will meet the requirements and standards of the Township and County's illumination standards and will

be further discussed during site plan control. All selected lighting will be 'dark sky' friendly and will incorporate energy-efficient lamps.

4.6.5 Parking and Garages

The attached garages will be single-bay and well integrated into the massing of the main building with good proportional detailing while reflecting the architectural character and detail of the main building. Parking areas, including driveways, will be screened using vegetation while not sacrificing sightlines and vehicular and pedestrian safety. The paved areas for the parking areas will consist of either asphalt and/or concrete; specific materials have not been finalized.

4.6.6 Building Style

Elevations and floor plans will be finalized as comments are received during the circulation of the Application. New buildings will complement the existing architectural styles of the surrounding neighbourhood and will incorporate design aspects that create visual appeal. These buildings will be constructed with suitable durable materials which are complementary to those found in the surrounding neighbourhood, including material colour. Additionally, changes in building material will be used to create horizontal definition, further contributing to the creation of visual interest.

4.6.7 Building Proportions, Scale and Placement

The Proposed Development maintains the existing street line of Sideroad 19, with the proposed single-detached dwelling fronting Sideroad 19 and through the retention of the existing single-detached dwelling, contributing to consistency along the street line while still accommodating residential intensification in a respectful way. The semi-detached units are designed as bungalows and have been positioned easterly to avoid any impacts to the neighbouring house at 87 Sideroad 19. The townhouse units will consist of two-storey interior units and one-storey (bungalow) end units. The height and position of the townhouse unit is respectful of the area and minimizes any impacts to the existing rear lots on Victoria Crescent.

The proposed setbacks ensure efficiency and safety, intensifying the Site and surrounding neighbourhood while still being visually appealing. The Proposed Development will utilize consistent setbacks throughout, contributing to consistency within the neighbourhood, enhancing visual appeal and creating a sense of place.

Overall, the Proposed Development is consistent with the Township of Centre Wellington Urban Design Guidelines as it preserves and enhances the existing street line along Sideroad 19, ensuring visual consistency by proposing a single-detached dwelling fronting Sideroad 19, along with the existing retained single-detached dwelling. Although detailed

elevations and floor plans have not yet been created, the design of the proposed dwellings will prioritize architectural compatibility with the surrounding neighbourhood, using durable materials of various types and colours to create visual appeal and a sense of place.

According to the Landscape Plan, which should be viewed in conjunction with this Planning Justification Report, all plantings will be drought- and salt-tolerant, which will enhance their viability and provide buffering between dwellings and parking areas while providing visual interest and contributing to the management of stormwater quality and quantity.

Finally, the 1.5-metre concrete sidewalk is separated from the 6.0-metre bidirectional roadway, contributing to traffic calming and pedestrian safety.

4.7 Township of Centre Wellington Zoning By-law

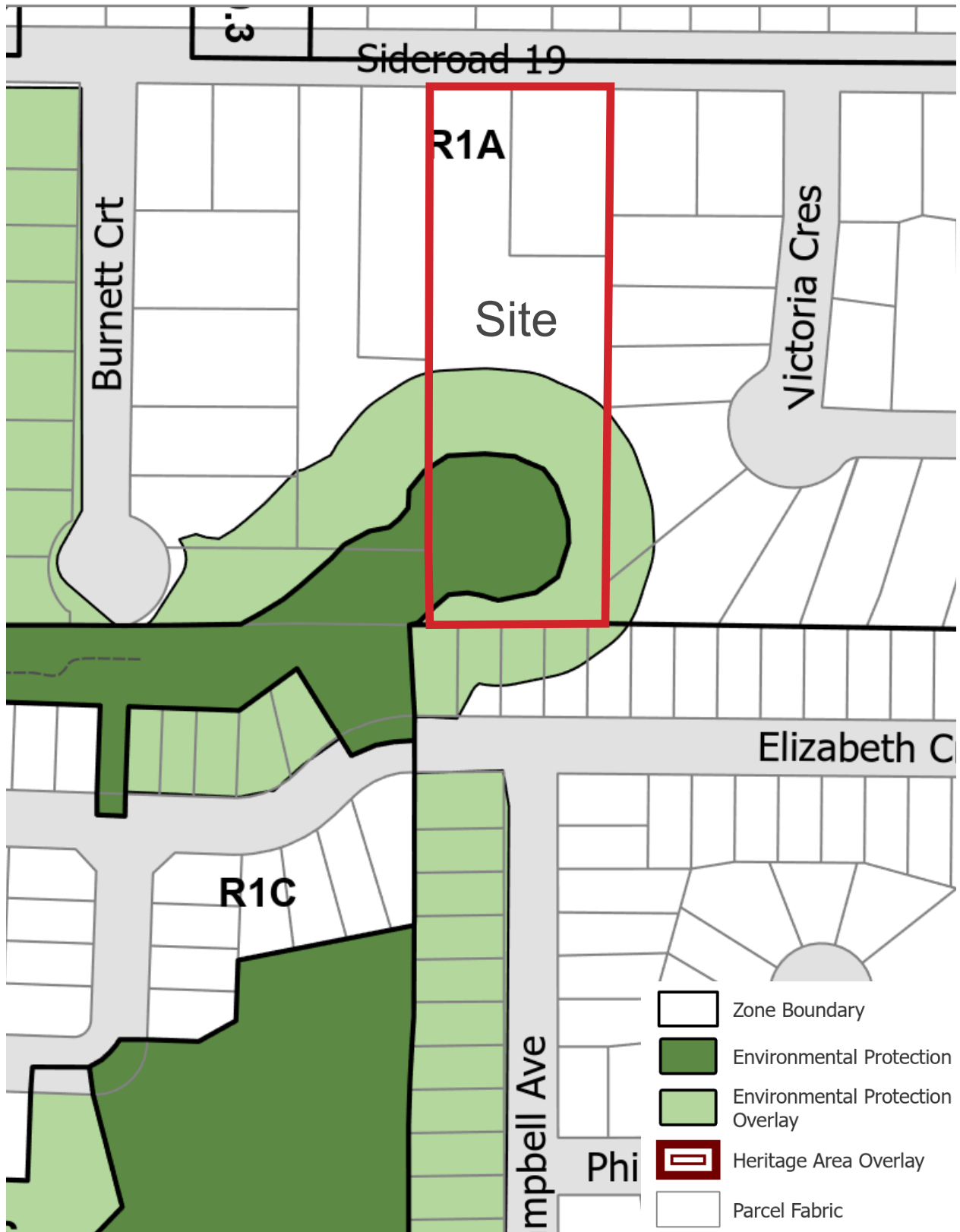
The Township of Centre Wellington Zoning By-law 2009-045 (the “Zoning By-law”) was passed by Council in 2009.

In the Zoning By-law, the Site is currently zoned Residential (“R1A”), Environmental Protection (“EP”) with an Environmental Overlay as per Map 71 (see **Figure 7**). The current zoning on the Site will not facilitate the Proposed Development, therefore, a Zoning By-law Amendment is required to rezone the Site to a site specific Residential R3 (R3.XX.X) zone to permit the following:

- Application of the R1A zone regulations for the single detached dwellings with a reduced minimum exterior side yard setback to 2.6 metres.
- Application of the R2 zone regulations for the semi-detached dwellings with a reduced minimum exterior side yard to 3.0 metres; and a reduced minimum rear yard to 5.6 metres.
- For the proposed cluster townhouses, the minimum lot frontage regulation to be redefined to specify “lot frontage per unit onto a private street” and include the following minimum lot frontages: 11.0 metres (end unit) and 6.0 metres (interior unit); a reduced minimum exterior side yard to 3.0 metres; a reduced minimum side yard (unattached) to 2.5 metres (Lot 6); and a reduced minimum rear yard to 5.2 metres.

The Environmental Protection (“EP”) zone will be refined to reflect the 10-m buffer applied to the wetland identified on the Site.

The following tables below outline the zoning requirements as they pertain to the Proposed Development and general provisions of the Zoning By-law.



Single-Detached Dwellings (Existing R1A Zoning)

Provision	Required	Proposed Development (Existing & Proposed)	Complies	
Min. Lot Frontage	18.0 m	~28.29 m	~22.34 m	Yes
Min. Lot Area	560 sq.m	~920.62 sq.m	~873.08 sq.m	Yes
Min. Lot Depth	26.0 m	~32.20 m	~39.10 m	Yes
Max. Building Height	3-storeys but no more than 11.0 m	Under 3-storeys and 11.0 m	Under 3-storeys and 11.0 m	Yes
Min. Front Yard	6.0 m	~16.6 m	~12.4 m	Yes
Min Exterior Side Yard	4.5 m, except where a driveway crosses an exterior side lot line, the minimum setback to a garage shall be 6.0 m	N/A	~2.6 m	No
Min. Side Yard	1.5 m, except where the dwelling does not include an attached garage, the minimum interior side yard on one side shall be 3.0 m	~3.0 m	~3.0 m	Yes
Min. Rear Yard	7.5 m	7.5 m	7.5 m	Yes
Max. Lot Coverage (Including Accessory Buildings)	40%	20.40%	35.86%	Yes
Min. Landscaped Open Space	The Front Yard on any lot, excepting the driveway shall be landscaped and no parking shall be permitted within this landscaped area. The driveway shall not	21.03%	26.86%	Yes

	constitute more than 40% of the width and/or area of the Front Yard.			
<p>Zoning By-law Amendment seeks relief from:</p> <ul style="list-style-type: none"> Minimum Exterior Side Yard – Proposing 2.6 metres, whereas 4.5 metres is required. <p><i>Justification: The proposed minimum exterior side yard of 2.6 metres, applying to the single-detached dwellings on the Site, ensures that the width of the private roadway can be constructed to safely accommodate bidirectional traffic into and out of the Site. The portion where the exterior side yard setback is the lowest, on Lot 2, there is still additional buffering between the dwelling and the road, with a 1.5-metre sidewalk being provided as an additional buffer between the private road and the dwelling. Additionally, these setbacks are located in an area where sightlines from and onto Sideroad 19 are not impacted. The portion of the Site where this setback is located is generally used for pedestrian and vehicle movement and will have no impact on the function of the Site.</i></p>				

Semi-Detached Dwellings (4) (Assuming R2 Zoning Provisions for Semi-Detached Dwellings)

Provision	Required	Proposed Development	Complies
Min. Lot Frontage	9.0 m per unit	Lowest ~12.93 m	Yes
Min. Lot Area	279 sq.m per unit	Lowest ~288.03 sq.m	Yes
Max. Building Height	3-storeys but not greater than 11.0 m	1-storey, under 11.0 m	Yes
Min. Front Yard	6.0 m, but 6.0 m to front face of a garage if the driveway crosses a front lot line	Lowest 6.0 m	Yes
Min. Exterior Side Yard	N/A	N/A	Yes
Min. Side Yard	1.5 m on the unattached side	1.5 m & 1.5 m for a total of 3.0 m	Yes
Min. Rear Yard	7.5 m	5.6 m	No
Max. Lot Coverage	N/A	N/A	Yes
Min. Landscaped Open Space	The Front Yard on any Lot, excepting the Driveway shall be landscaped and no parking shall	~32.48%	Yes

	be permitted within this Landscaped Open Space. The width of the driveway shall not exceed 55% of the lot width, up to a maximum driveway width of 7.5 m		
Garage/Driveway Width Restriction	Outside walls of an attached garage shall not exceed 55% of the lot width; and the driveway leading to the garage can be no more than the width of the exterior dimensions of the garage	~32.48%	Yes
<p>Zoning By-law Amendment seeks relief from:</p> <ul style="list-style-type: none"> Minimum Rear Yard – Proposing 5.6 metres, whereas 7.5 metres is required. <p><i>Justification: Adjacent development surrounding the Proposed Development contain deep lots with extensive rear yard space, meaning that additional buffering is required between adjacent development and the Proposed Development. Similarly, the rear yard space does not directly overlook into any habitable portion of adjacent dwellings, but rather onto their respective rear yards. Overall, a minimum rear yard of 5.6 metres still provides ample opportunity to utilize each unit's respective rear yard space. Additionally, a common amenity space has been provided in the Proposed Development, which is of adequate size to support the Proposed Development. Rear yards of less than 5.2 metres, such as 4.5 metres have been permitted on other developments within the community.</i></p>			

Cluster Townhouses (2) (Assuming R3 Zoning Provisions for Cluster Townhouses)

Provision	Required	Proposed Development	Complies
Min. Lot Frontage per Unit onto a private street	11.0 metres per unit (end unit) 6.0 metres per unit (interior unit)	Not Defined	New Site-Specific Provision
Min. Lot Area	Greater of 700 sq.m or 200 sq.m per unit	~1371.62 sq.m	Yes
Min. Lot Depth	N/A	N/A	N/A
Max. Building Height	3-storeys but not greater than 11.0 m	2-storeys, under 11.0 m	Yes

Min. Front Yard	6.0 m, but 6.0 m to the front face of a garage if the driveway crosses a front lot line	6.0 m	Yes
Min. Exterior Side Yard	N/A	N/A	Yes
Min. Side Yard (unattached)	No Building shall be located closer to any Side Lot Line than a distance equal to one-half the building height, and in no case less than 3 metres from any Side Lot Line. Notwithstanding the foregoing, where windows to a Habitable Room face on a required Yard, such Building shall not be located 7.5 m of that Site or Rear Lot Line	2.5 m	No
Min. Rear Yard	No Building shall be located closer to any Rear Lot Line than a distance equal to one-half the Building Height, and in no case less than 3 metres from any Rear Lot Line. Notwithstanding the foregoing, where windows to a Habitable Room face on a required Yard, such Building shall not be located within 7.5 metres of that Side or Rear Lot Line.	5.2 m	No
Max. Number of Attached Dwelling Units in a Row	8	6	Yes
Common Amenity Area	<p>A minimum of 5 m² (53.8 ft²) of Amenity Area per dwelling shall be provided and be developed as Common Amenity Area. This Common Amenity Area shall be aggregated into areas of not less than 50 m² (538.2 ft²) (60.0 sq.m)</p> <p>Amenity Areas shall be designed and located so that the length does not exceed 4 times the width (Conforms)</p> <p>A Common Amenity Area shall be located in any Yard other than the required Front</p>	Total 75 sq.m	Yes

	<p>Yard or required Exterior Side Yard (In common element area)</p> <p>Landscaped Open Space areas, building rooftops, patios and above ground decks may be included as part of the Common Amenity Area if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges, and landscaped areas) (N/A)</p>		
Private Amenity Area	<p>A Private Amenity Area shall be provided for each unit, and it shall:</p> <p>have a minimum area of 20 square metres (215.3 square feet)</p> <p>have a minimum depth (from the wall of the dwelling unit) of 4.5 m (14.8 ft)</p> <p>have a minimum width of 4.5 m (14.8 ft);</p> <p>not form part of a required Front or Exterior Side Yard;</p> <p>not face onto a public Street;</p> <p>be accessed through a doorway to a hall or Habitable Room, but not a bedroom;</p> <p>be separate and not include walkways, play areas, or any other communal area.</p> <p>be defined by a wall or fence ix. Private Amenity Areas shall be screened in a manner which prevents viewing into a part of it from any adjacent areas to a height of 1.8 m (5.9 ft).</p>	<p>Interior Lots: 33.7 sq. m</p> <p>Exterior Lots: 56.46 sq. m</p>	Yes
Min. Landscaped Open Space	40% of the lot area	>40% of the lot area	Yes
Front Yard Landscaping	N/A	N/A	N/A

Zoning By-law Amendment seeks relief from:

- Minimum Lot Area definition by defining Minimum Lot Area per Unit on a private street proposing 11.0 metres (end unit) and 6.0 metres (interior unit).

Justification: The Zoning By-law classifies lot area for the overall legal parcel. A plan of condominium application will be submitted following the approval of this Zoning By-law Amendment, and lots will be created through part lot control. As such, this amendment creates the necessary provisions for these future applications.

- Minimum Side Yard (Unattached) – Proposing 2.5 metres, whereas 3.0 metres is required.

Justification: The 2.5-metre side yard setback would apply to Unit 6. The 2.5-metre setback provides buffering between the parking turnaround area, as well as the common amenity area. As such, there is still adequate buffering between Unit 6 and these respective areas, and the setback does not create any issues relating to sightlines or safety. Without the turnaround bump-out in the parking area, Unit 6 would meet the 3.0-metre setback requirement. As such, the 0.5-metre deficiency is in an area that will only be used when entering and exiting parking spaces.

- Minimum Rear Yard – Proposing 5.2 metres, whereas 7.5 metres is required.

Justification: Adjacent development surrounding the Proposed Development contain deep lots with extensive rear yard space, meaning that additional buffering is required between adjacent development and the Proposed Development. Similarly, the rear yard space does not directly overlook into any habitable portion of adjacent dwellings, but rather onto their respective rear yards. Overall, a minimum rear yard of 5.6 metres still provides ample opportunity to utilize each unit's respective rear yard space. Additionally, a common amenity space has been provided in the Proposed Development, which is of adequate size to support the Proposed Development.

5. Proposed Application

To facilitate the construction of the Proposed Development, a Zoning By-law Amendment is required to rezone the Site from Residential (R1A) to a site-specific R3.XX.X zone with the following site-specific provisions:

- Application of the R1A zone regulations for the single detached dwellings with a reduced minimum exterior side yard setback to 2.6 metres.
- Application of the R2 zone regulations for the semi-detached dwellings with a reduced minimum exterior side yard to 3.0 metres; and a reduced minimum rear yard to 5.6 metres.
- For the proposed the cluster townhouses, the minimum lot frontage regulation to be redefined to specify lot frontage per unit onto a private street and include the following minimum lot frontages: 11.0 metres (end unit) and 6.0 metres (interior unit); a reduced minimum exterior side yard to 3.0 metres; a reduced minimum side yard (unattached) to 2.5 metres (Lot 6); and a reduced minimum rear yard to 5.2 metres.

The Environmental Protection (“EP”) zone will be refined to reflect the 10-m buffer applied to the wetland identified on the Site.

6. Supporting Studies

In addition to this Planning Justification Report, additional technical studies and reports have been prepared to further support the Proposed Development. Below is a brief summary of the findings of those reports. They should be reviewed fully in the evaluation of these applications.

6.1 Environmental Impact Study

An Environmental Impact Study (“EIS”) was prepared by Aboud & Associates Inc., dated October 17, 2024. The EIS included surveys conducted for Ecological Land Classification and Vegetation Communities (ELC and Vascular Plant List), Bat Maternity Habitat, Woodpecker Nesting Cavities, and Significant Wildlife Habitat and Species at Risk Habitat. As a result of these respective surveys:

- A Candidate Habitat for Gypsy Cuckoo Bumble Bee, Nine-spotted Lady Beetle, and Rusty-patched Bumble Bee was identified in the Fresh-Moist Forb Meadow; however, no individuals were identified, and as they are all habitat generalists, other habitat exists for these species in the local area. None of these species have been identified in Wellington County for over 20 years, decreasing the likelihood of occurrence within the study area.
- Candidate habitat for SAR bats were identified in the Swamp (Freeman’s) Maple Mineral Deciduous Swamp. However, very few, low quality potential bat trees were identified on the Site, none of which were in this community. The community will be protected by the wetland buffer.
- Assumed adult feeding habitat for Monarch was identified in the Fresh-Moist Forb Meadow. One individual was identified, and the presence of Common Milkweed was noted. Monarch utilises a number of habitats with Milkweed, and suitable habitat for this species likely occurs elsewhere in the local area.
- The study area includes a small unevaluated wetland as identified by the Grand River Conservation Authority, and a drainage swale.

The generalized impacts of the Proposed Development were assessed to determine their extent, which includes:

- Potential impacts primarily involve vegetation removal, site grading, impacts to the wetland through erosion, sedimentation and contamination, and wildlife disturbance.
- Geotechnical, hydrogeological, and functional servicing and stormwater management reports expect that the impact of the development to the groundwater and wetland in the subject lands will be minimal.

- There are opportunities in the study area for restoration through the implementation of a restoration planting plan which would involve planting native tree and shrub species and spreading native seed mix through the wetland buffer and area of disturbance to enhance and restore the area between the wetland and the Proposed Development.
- There are opportunities to limit encroachment into the existing natural features through the installation of educational signage, fencing and/or vegetated barriers to natural features within the buffer.

The EIS determined that the Proposed Development can occur in accordance with the Grand River Conservation Authority's *Policies for the Administration of Prohibited Activities, Exemptions and Permits, Ontario Regulation 41/24* because it has demonstrated that any impacts to the hydrologic or ecological functions can be minimized through the recommended mitigation measures and implementation of an appropriate planting plan. The mitigation measures and implementation of an appropriate planting plan will ensure restoration and enhancement of the variable buffer and disturbed areas.

The Proposed Development can occur in accordance with the ESA, as the candidate habitat for endangered species identified is either available in abundance locally outside of the subject lands or is of very low quality.

Overall, the findings of the EIS conclude that the Proposed Development will not negatively impact the existing features, or their ecological and hydrologic functions provided the recommendation mitigation measures and appropriate planting plan are implemented. The EIS should be viewed in conjunction with this Planning Justification Report.

6.2 Tree Preservation Plan

As per the Tree Preservation Plan prepared by Aboud & Associates Inc., dated October 2024, 265 trees, a mixture of deciduous and coniferous trees, were identified on or directly adjacent to the Site. The Tree Preservation Plan recommends that 122 trees be preserved; 6 trees be discretionarily preserved; 131 be removed due to development; and 6 be removed due to condition and development. This Tree Preservation Plan should be viewed in conjunction with this Planning Justification Report.

6.3 Geotechnical Report

A Geotechnical Report was prepared by JLP Services Inc., dated April 18, 2023. This Report is appended in the Functional Servicing and Stormwater Management Report prepared by GEI Consultants Canada Limited and dated September 2024. The purpose of the investigation was to determine the subsurface conditions of the Site and based on the

findings, to make geotechnical recommendations for matters including foundation design, excavation, groundwater control during construction, backfilling, and shoring. The report confirms that groundwater levels were measured (April 5, 2023) at depths of 2.141 metres (MW 1), 0.12 metres (MW2), 0.606 metres (MW 3), 0.198 metres (MW 4), and 0.295 metres (MW 5) in the monitoring wells. Any construction in these areas will require dewatering. The report provides more recommendations for consideration in construction. For a more fulsome review of the technical findings please review the Geotechnical Report located in Appendix A of the Functional Servicing Report submitted with this application.

6.4 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report was prepared by GEI Consultants Canada Limited and dated September 2024. This report indicates that all criteria from the Township of Centre Wellington were provided and followed for the proposed design.

The report indicates that water and sanitary servicing designs have been prepared for the Proposed Development, including:

- A new sanitary sewer will be connected to existing sanitary municipal sewer on Sideroad 19; and,
- A new watermain and two fire hydrants will be connected to the existing municipal watermain on Sideroad 19.

The storm servicing and stormwater management designs have been prepared for the Proposed Development, including:

- A storm sewer network has been designed to provide conveyance of runoff to the proposed stormwater management facility, ultimately discharging to the existing wetland;
- Local swales have been designed to convey runoff within the rear yards of the storm sewer network, ultimately discharging to the existing wetland; and,
- The stormwater management facility has been designed to provide enhanced water quality treatment, including the required permanent pool storage and extended detention storage volumes.

6.5 Hydrogeological Study

A Hydrogeological Study Report was prepared by GEI Consultants Canada Limited and dated August 2, 2024. In summary, GEI has identified no major obstacles that would preclude the development from proceeding.

6.5.1 Hydrogeological

The Hydrogeological Study recommends that a water-taking and discharge report be prepared, in accordance with Ontario Regulation 63/16, and that all construction dewatering activities shall be conducted in accordance with that report. It is recommended that the report include:

- Erosion and sediment control;
- Turbidity monitoring of dewatering discharge;
- Door-to-door well survey to properties within 61.0 metres of the sanitary sewer or within 23.0 metres of the stormwater management facility forebay, well monitoring for all private wells identified by the survey;
- Prior to construction dewatering, the dewatering activities should be registered to the Environmental Activity and Sector Registry with the source information provided in the Hydrogeological Study;
- It is recommended that a salt management plan be developed and implemented;
- It is recommended that a risk management plan be developed and implemented during construction, if construction equipment will be refueled on-site using tanks with a fuel capacity exceeding 250 litres;
- Groundwater levels shall continue to be monitored in on-site monitoring wells until site plan approval has been obtained, or municipal requirements have been met, which, upon completion, the wells should be decommissioned by a licensed water well drilling contractor;
- It is recommended that waterproof wrapping be applied to all sewer joints where the pipe invert is greater than 0.3 metres below the seasonal high groundwater level; and,
- To prevent services from becoming preferential flow paths for groundwater, clay collars or trench plugs should be installed along all services constructed below the seasonal high groundwater level surface.

6.5.2 Water Balance Assessment

Within the Hydrogeological Study, a water balance assessment was prepared for the Proposed Development. This Study indicates that the Proposed Development would result in a decrease in total groundwater recharge on the Site of approximately -1,408 m³.year, corresponding to a decrease of about 50.5% relative to existing conditions.

It is expected that the change in recharge will not have a significant impact on groundwater levels or on overall recharge to municipal groundwater resources. Recharge that occurs on the Site is largely constrained from influencing the municipal source aquifer due to the substantial thickness of dense, fine-textured glacial till that separates the surficial

glaciofluvial aquifer from the municipal source aquifer. Much of the recharge on the Site ultimately remains in the superficial aquifer, flowing through the subsurface toward the rear property line and along the connected wetland features beyond the southern boundary of the Site.

Therefore, the effect of development of the Site is not expected to be significant.

7. Public Consultation Considerations

Upon acceptance and circulation of the application package in support of the Proposed Development, the Township requires the posting of Notice of Application sign(s) to inform surrounding property owners of the Proposed Development. GSP Group and Wriighthaven Homes Limited commit to post the required signage promptly with a clear, unobstructed view from the street and agree to maintain the sign throughout the duration of the processing of the applications by the Township.

As requested by the Township, the Owner held a Neighbourhood Information meeting on November 23, 2024, from 4:30 pm to 7:30 pm at the St. Joseph Church in Fergus to present the original development concept to nearby landowners. Since the Neighbourhood Information Meeting, the development concept changed after the acquisition of 73 Sideroad 19, which is now reflected in the Proposed Development and represents an increase of 5 units from the original 16 units for a total of 21 units, excluding the existing single-detached dwelling fronting Sideroad 19. Comments from the meeting are discussed in section 2.3 of this Report.

The proposed Zoning By-law Amendment does require a Statutory Public Meeting in accordance with the *Planning Act* R.S.O. 1990, c. P.13. GSP Group and Wriighthaven Homes Limited will attend the public meeting as scheduled by the Township and give a formal presentation regarding the Proposed Development and associated application, as well as answer questions from residents, staff, and Councillors. During the public meeting, contact information for GSP Group will be provided to the public to address any follow-up questions or concerns.

Finally, GSP Group will provide direct written responses to comments raised throughout the public consultation process to Township for their review and consideration prior to the preparation of a final staff report and recommendation on the zoning by-law amendment application.

8. Conclusion

GSP Group has been retained by Wriothaven Homes Limited to provide planning justification in support of the Proposed Development of the property at 73 & 79 Sideroad 19 in Fergus which includes the development of a 1 single-detached dwelling, 4-semi-detached dwellings for a total of 8 units, 2 cluster townhouse buildings, containing 6 units each for a total of 12 units, as well as the associated streets, parking, amenity space, and stormwater management facility.

The Site is currently designated “Primary Urban Centre” in the County of Wellington Official Plan (1999), which permits a wide variety of residential typologies and densities. The Site is also designated as a Wellhead Protection Zone with a vulnerability score of 10. The Site is currently designated Residential in the Township of Centre Wellington Official Plan (2005), which permits a wide variety of residential typologies and densities. The Site is currently zoned Environmental Protection (“EP”) and Residential R1A (“R1A”) with an Environmental Overlay in the Township of Centre Wellington Zoning By-law 2009-045.


This Planning Justification Report has undertaken a policy review and concludes that the proposed Zoning By-law Amendment is appropriate and represents good planning for the following reasons:

- The Proposed Development is consistent with the policies of the PPS as it represents residential infill intensification that makes efficient use of the existing Site, and infrastructure, and provides a range and mix of housing options for residents within Fergus and the broader Centre Wellington Township and County of Wellington.
- The Proposed Development conforms with the Wellington County Official Plan as it is compatible with the surrounding neighbourhood. The Proposed Development integrated a single-detached dwelling, 1-storey semi-detached dwellings, and 1- to 2-storey cluster townhouses to respectfully intensify the Site while being conscious of the existing character and development along Sideroad 19.
- The Proposed Development is consistent in scale and massing with the surrounding area, using existing municipal water and sanitation services on predominantly vacant land while protecting natural features.
- The Proposed Development conforms with the general intent of the Official Plan and Zoning By-law as it supports redevelopment and intensification toward Fergus’ population targets for 2051.
- Approval of the proposed zoning by-law amendment will permit development that is appropriate and compatible in this context.

In summary, the Proposed Development will result in a suitable form of intensification, benefit the community, and represents good planning.

Sincerely,

GSP Group Inc.



Valerie Schmidt, MCIP, RPP
Development Planning Manager



Dylan Schnurr
Student Planner